

## **Planning Goals for Coyote Valley**

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**Goals for the Coyote Valley Specific Plan include habitat protection, the creation of affordable housing, access to open space, a well-developed transit system, safe routes for bicycles and pedestrians, protection of water resources, and top-notch schools and community services. As you move forward with the Dahlin Group consulting team, we urge you to consider whether each of these goals are being optimized. By integrating these goals into a cohesive whole you will arrive at a balanced plan that will work for San Jose, and serve as a model to the rest of the country. We hope you will consider the following elements, presented to you several months ago as our Statement of Principles for Coyote Valley, as important components of the final specific plan:**

### **To create a community with a unique identity:**

1. Plan North and Mid Coyote Valley together as a cohesive whole
2. Establish a mixed-use, transit-anchored Town Center located on Bailey Avenue, between Monterey Highway and Santa Teresa Boulevard
3. Establish several distinct neighborhoods created with community-serving retail, offices, and other facilities and services at their cores
4. Create an ambitious Transportation Demand Management (TDM) program
5. Co-locate schools and parks and centrally place them within neighborhoods, and establish "safe routes to schools" to ensure children can safely walk and ride bicycles to school

### **To protect the environment and maintain agriculture:**

1. Prevent development of remaining larger open spaces in the Coyote Valley Greenbelt until a policy to permanently protect open space and improve the area as an open space and agricultural buffer is in place
2. Plan for a network of new parkland, trails, and other recreational open space fully integrated into all areas to be developed
3. Restore Fisher Creek for habitat, flood management, and passive recreation, and protect Coyote Creek against adverse impacts on habitat and water quality
4. Create a comprehensive farmland policy including mitigations for agricultural lands lost to development and land set aside for small-scale agriculture and community gardens
5. Develop a plan to minimize the growth-inducing impacts that development will have on the surrounding hillsides to the west and east of Coyote Valley

### **To ensure social equity:**

1. Ensure that the twenty percent inclusionary zoning policy includes moderate, low, very-low, and extremely low income categories, with the range of incomes distributed across all residential areas
2. Provide for a range of transit options including CalTrain, bus rapid transit (which could eventually serve as a light rail line), and a local bus loop within Coyote Valley
3. Establish a Community Facilities and Services District to fund and manage infrastructure projects and community amenities within Coyote Valley
4. Create an incentive program and implement policies favorable to small business, non-profits, and employers bringing high quality jobs

### **To create an economically vital community:**

1. Institute policies that promote a diversified economy, including agriculture, technology, and services, among other sectors
2. Establish mixed-use zoning and other policies that give developers more flexibility to respond to market conditions
3. Phase development in an orderly and contiguous fashion starting from the Town Center and neighborhood cores
4. Maintain current Coyote Valley development triggers concerning the fiscal health of San Jose to ensure that development in Coyote Valley does not adversely impact the fiscal well-being of the City of San Jose as a whole

*Details about these goals are available in the award-winning report "Getting it Right: Preventing Sprawl in Coyote Valley," available for free download at [www.greenbelt.org](http://www.greenbelt.org).*